

on the line of lands formerly owned by Daniel R. Rouzer, and running thence by and with said lands, (1) North  $23\frac{1}{4}^{\circ}$  East 72 $\frac{1}{2}$  feet to a line of lands formerly owned by Sarah C. Gilbert, et. al., thence by and with said lands, (2) North  $67^{\circ}$  West 125 feet, including 1 foot of pavement to Church Street aforesaid, thence by and with said Church Street, (3) South  $23^{\circ}$  West 71 feet to the northern edge of a store building, thence by and with it, and other lands of the said Louis Berkowich, (4) South  $65^{\circ}$  East 125 feet to the place of beginning, containing 32 square perches of land, more or less.

Being part of the same real estate conveyed unto Louis Berkowich, et. ux., by I. Mary Staley, unmarried, by deed dated February 15, 1934, and recorded in Liber No. 390, folio 233, one of the Land Records of the County aforesaid.

And being also all and the same real estate which was conveyed unto the Mortgagors herein by the said Louis Berkowich and Esther Berkowich, his wife, by deed dated September 21<sup>st</sup>, 1960, and intended to be recorded among the Land Records of Frederick County prior to or simultaneously with the recording of these presents.

To which said deeds and the references therein contained reference is hereby made for a more particular description of the real estate intended to be conveyed by these presents.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

PROVIDED, that if said Mortgagors, their heirs, personal representatives and assigns, shall well and truly pay, or cause to be paid, said principal sum at the times and in the manner herein set forth, and shall perform all the covenants herein agreed to be performed, then this mortgage shall be void; otherwise, it is to remain in full force and effect.

And the said Mortgagors hereby covenant: That they are seized of the land hereby conveyed; that they have the right to convey said land, and will warrant generally the same; that they will not suffer or permit any strip or waste of the mortgaged premises and will keep all buildings